



US Army Corps  
of Engineers  
Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

# Public Notice

Number: 200550455

Date: August 14, 2006

Comments Due: September 13, 2006

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) and Utah Division of Water Quality are evaluating a permit application to construct the Wolf Creek Resort Parking Area project, which would result in impacts to approximately 0.98 acre of waters of the United States, including wetlands, adjacent to a tributary of Wolf Creek. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

**AUTHORITY:** This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States and Section 401 for water quality certification.

**APPLICANT:** Bob Dyer  
Wolf Creek Resort Properties  
3900 N. Wolf Creek Drive  
PO Box 658  
Eden, Utah 84310

**LOCATION:** The Wolf Creek Resort project site is located in Eden in Section 22, Township 7 North, Range 1 East, Weber County, Utah, and can be seen on the Huntsville, Utah USGS Topographic Quadrangle.

**PROJECT DESCRIPTION:** The applicant is proposing to construct a parking lot and widen the access road to create a turning lane into the parking lot. Based on the available information, the overall project purpose is to increase parking capacity and access to the upgraded clubhouse facility. **The applicant believes there is a need to construct a higher capacity parking lot adjacent to the clubhouse facility and upgrade the access road to the facility.** The attached drawings provide additional project details.

## ADDITIONAL INFORMATION:

**Environmental Setting.** The project area includes approximately 1.00 acre of spring/seep wetlands. The site is characterized by a narrow valley surrounded by mountains. The project area sits on a moderately steep hillside slope. The wetland area to be impacted is bordered by a road to the east, developed lots on the north and south sides and the golf course to the west.

The surrounding area is generally agriculture, with the exception of the Powder Mountain Ski Resort, Wolf Creek Golf Course, and the slowly urbanizing area surrounding Wolf Creek

Properties. There are many springs in the area, indicating a high water table in the valley. Pineview Reservoir sits in the bottom of the valley, which is the receiving water of Wolf Creek.

**Alternatives.** The applicant has provided information concerning project alternatives. Placing the parking lot on the east side of Wolf Creek Drive is the first alternative. The applicant has stated that this alternative is less desirable because it involves constructing retaining walls, more durable stormwater controls and drainage swales that would need to be culverted. This alternative would force pedestrians to cross Wolf Creek Drive, potentially causing a traffic hazard. Another alternative would be to locate the parking lot to the south and shuttling the clients. Weber County zoning does not allow for parking lots to be separated from the facility to be served. Additionally, the applicant has stated that Wolf Creek's "upscale" clientele would object to having to adhere to shuttle schedules. Lastly, building a two-level parking structure was analyzed. The footprint of the impact would be smaller, however, it would obscure the adjacent landowners' views, which would be adamantly opposed. Additional information concerning project alternatives may be available from the applicant or their agent, Nate Norman of Bio-West 435-752-4202. Other alternatives may develop during the review process for this permit application. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

**Mitigation.** The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The applicant has proposed to create 1.48 acres of wetlands in a drainage downstream from the project area.

**OTHER GOVERNMENTAL AUTHORIZATIONS:** Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Utah Division of Water Quality, is required for this project. The Utah Division of Water Quality intends to issue certification, provided that the proposed work will not violate applicable water quality standards. Projects are usually certified where the project may create diffuse sources (nonpoint sources) of wastes which will occur only during the actual construction activity and where best management practices will be employed to minimize pollution effects. Written comments on water quality certification should be submitted to Mr. William O. Moellmer, Utah Division of Water Quality, 288 North 1460 West, Post Office Box 144870, Salt Lake City, Utah 84114-4870, **on or before September 13, 2006.**

**HISTORIC PROPERTIES:** Based on the available information, cultural resources are not within the project's area of potential effect.

**ENDANGERED SPECIES:** The project will not affect any Federally-listed threatened or endangered species or their critical habitat that are protected by the Endangered Species Act.

The above determinations are based on information provided by the applicant and our preliminary review.

**EVALUATION FACTORS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue

from the described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The activity's impact on the public interest will include application of the Section 404(b)(1) guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps is soliciting comments from the public, Federal, State, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**SUBMITTING COMMENTS:** Written comments, referencing Public Notice 200550455, must be submitted to the office listed below **on or before September 13, 2006:**

Jason Gipson, Project Manager  
US Army Corps of Engineers, Sacramento District  
Utah Regulatory Office  
533 West 2600 South, Suite 150  
Bountiful, Utah 84010-7744  
Email: [jason.a.gipson@usace.army.mil](mailto:jason.a.gipson@usace.army.mil)

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager Jason Gipson, 801-295-8380, extension 14, [jason.a.gipson@usace.army.mil](mailto:jason.a.gipson@usace.army.mil).

Attachments: 4 drawings